

## Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Levy Authority Summary

Local Government Name: WINDSOR HEIGHTS  
Local Government Number: 77G728

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL	77072	7

**TIF Debt Outstanding: 13,943,014**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	273,887	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	1,732,282
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	2,096,024
<b>Total Revenue:</b>	<b>3,828,306</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,741,775
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,741,775</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	2,360,418	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 9,840,821**

## Urban Renewal Area Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)  
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL  
 UR Area Number: 77072

UR Area Creation Date: 01/1989

UR Area Purpose: The Plan is intended to promote new development and improvement activities similar to those that have been achieved as a result of previously successful redevelopment efforts. The Plan will continue efforts to enhance the viability of the City.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	77288	77289	5,291,550
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	77292	77293	27,061,520
WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	77490	77491	13,572,300
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	77492	77493	0
WIND HTS CITY AG/WDM SCH/URB WIND-HTS SS/89 TIF INCR	77290	77519	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	77662	77663	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR	77797	77798	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,548,600	53,364,750	0	0	0	58,913,350	0	58,913,350
Taxable	0	2,930,582	53,364,750	0	0	0	56,295,332	0	56,295,332
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 273,887 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 1,732,282  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 2,096,024  
**Total Revenue: 3,828,306**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 1,741,775  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,741,775**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 2,360,418 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

# Projects For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

## 1999 University

Description:	University Ave Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## 2007 Parks

Description:	Colby Park
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## 2008A Community Center

Description:	Community & Events Center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## 2008B Hickman Road

Description:	Hickman Road Re-Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## 2011A University Ave

Description:	University Avenue Widening
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## 2011B Hy-Vee

Description:	Hy-Vee
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## 2012A Capital Loan Notes

Description:	Refunding of 2002 Capital Loan Notes
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete:	No
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## **We Can Build It, LLC**

Description:	Rebate Agreement at 6500 University
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

## **Internal**

Description:	UR area improvements and maint costs
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

## **2013A**

Description:	Univerisity Avenue Development Refunding
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## **Professional Fees**

Description:	Legal, Consulting, Bond Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

## 2007 Parks

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	680,000
Interest:	65,342
Total:	745,342
Annual Appropriation?:	No
Date Incurred:	06/27/2006
FY of Last Payment:	2017

## 2008A Community Center

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,675,000
Interest:	598,837
Total:	2,273,837
Annual Appropriation?:	No
Date Incurred:	06/27/2007
FY of Last Payment:	2028

## 2008B Hickman Road

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,205,000
Interest:	1,741,105
Total:	4,946,105
Annual Appropriation?:	No
Date Incurred:	06/27/2007
FY of Last Payment:	2028

## 2011A Internal Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,810,000
Interest:	464,730
Total:	3,274,730
Annual Appropriation?:	No
Date Incurred:	06/27/2010
FY of Last Payment:	2021

## 2011B Hy-Vee

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	235,000
Interest:	9,500
Total:	244,500
Annual Appropriation?:	No

Date Incurred:	06/27/2010
FY of Last Payment:	2016

## 2012A Refunding of 2002 Capital Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,255,000
Interest:	35,350
Total:	1,290,350
Annual Appropriation?:	No
Date Incurred:	06/27/2011
FY of Last Payment:	2018

## We Can Build It, LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	475,000
Interest:	0
Total:	475,000
Annual Appropriation?:	Yes
Date Incurred:	02/26/2012
FY of Last Payment:	2018

## 2013A Refunding (1999A)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	500,000
Interest:	4,591
Total:	504,591
Annual Appropriation?:	No
Date Incurred:	06/29/2013
FY of Last Payment:	2016

## 1999A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	2,136
Total:	2,136
Annual Appropriation?:	No
Date Incurred:	08/28/1999
FY of Last Payment:	2014

## Professional Fees

Debt/Obligation Type:	Other Debt
Principal:	186,423
Interest:	0
Total:	186,423
Annual Appropriation?:	No
Date Incurred:	06/27/2013
FY of Last Payment:	2014

## Non-Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	255,210
Tied To Debt:	2012A Refunding of 2002 Capital Loan Notes
Tied To Project:	2012A Capital Loan Notes

TIF Expenditure Amount:	185,510
Tied To Debt:	2007 Parks
Tied To Project:	2007 Parks

TIF Expenditure Amount:	146,295
Tied To Debt:	2008A Community Center
Tied To Project:	2008A Community Center

TIF Expenditure Amount:	327,595
Tied To Debt:	2008B Hickman Road
Tied To Project:	2008B Hickman Road

TIF Expenditure Amount:	396,835
Tied To Debt:	2011A Internal Refunding
Tied To Project:	2011A University Ave

TIF Expenditure Amount:	79,700
Tied To Debt:	2011B Hy-Vee
Tied To Project:	2011B Hy-Vee

TIF Expenditure Amount:	162,071
Tied To Debt:	2013A Refunding (1999A)
Tied To Project:	2013A

TIF Expenditure Amount:	2,136
Tied To Debt:	1999A
Tied To Project:	1999 University

TIF Expenditure Amount:	186,423
Tied To Debt:	Professional Fees
Tied To Project:	Professional Fees

## Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

### 6500 University

TIF Expenditure Amount:	0
Rebate Paid To:	We Can Build It, LLC
Tied To Debt:	We Can Build It, LLC Rebate
Tied To Project:	We Can Build It, LLC
Projected Final FY of Rebate:	2018



## TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)  
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)  
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR  
 TIF Taxing District Inc. Number: 77289

TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1990  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,847,000	0	0	0	5,847,000	0	5,847,000
Taxable	0	0	5,847,000	0	0	0	5,847,000	0	5,847,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	555,450	5,291,550	5,291,550	0	0

FY 2014 TIF Revenue Received: 215,516

## TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)  
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)  
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR  
 TIF Taxing District Inc. Number: 77293

TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1990  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	129,700	33,785,000	0	0	0	33,914,700	0	33,914,700
Taxable	0	68,503	33,785,000	0	0	0	33,853,503	0	33,853,503
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,853,180	27,061,520	27,061,520	0	0

FY 2014 TIF Revenue Received: 962,951

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)  
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)  
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR  
 TIF Taxing District Inc. Number: 77491

TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	05/1995
Economic Development	05/1995

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,392,100	12,570,950	0	0	0	17,963,050	0	17,963,050
Taxable	0	2,847,924	12,570,950	0	0	0	15,418,874	0	15,418,874
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,093,000	13,870,050	13,572,300	297,750	12,127

FY 2014 TIF Revenue Received: 553,815

### TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)  
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)  
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR  
 TIF Taxing District Inc. Number: 77493

TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	05/1995
Economic Development	05/1995

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	148,000	0	0	0	148,000	0	148,000
Taxable	0	0	148,000	0	0	0	148,000	0	148,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	445,750	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)  
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)  
 TIF Taxing District Name: WIND HTS CITY AG/WDM SCH/URB WIND-HTS SS/89 TIF INCR  
 TIF Taxing District Inc. Number: 77519

TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)  
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)  
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR  
 TIF Taxing District Inc. Number: 77663

TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/2005
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,800	1,013,800	0	0	0	1,040,600	0	1,040,600
Taxable	0	14,155	1,013,800	0	0	0	1,027,955	0	1,027,955
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,986,900	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)  
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)  
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR  
 TIF Taxing District Inc. Number: 77798  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	461,500	0	0	0	0

FY 2014 TIF Revenue Received: 0